



Application for
Rezoning

OFFICE USE ONLY
Date Received:

Complete this application in its entirety and submit pages 4 and 5 along with the required materials (including any required supplements) as listed on page 2 to the address below:

City of Hampton
Community Development Department, Planning Division
22 Lincoln Street, 5th Floor
Hampton, Virginia 23669

Case Number: RZ _____

24-0329

1. PROPERTY INFORMATION

Address or Location RPC#2000218, 2000221, 2000222, 2000220, 20000224, 200025, 2000226, 2000227, 2000219, 2000223

LRSN See attached Current Zoning District R-11 Proposed Zoning District MD-4 and C-1

Current Land Use Vacant with 1 parcel a single family house

Proposed Land Use Residential Homes and Commercial

The proposed use will be in: an existing building a new addition a new building

2. PROPERTY OWNER INFORMATION (an individual or a legal entity may be listed as owner)

Owner's Name Please see attached

Address _____ City _____ State _____ Zip _____

Phone _____ Email _____

3. APPLICANT INFORMATION (if different from owner)

Applicant's Name Trilogy Developers, LLC

Address 1439 N. Great Neck Road City Virginia Beach State VA Zip 23454

Phone 757470268 Email rvierra@axisge.com

4. APPLICANT AGENT INFORMATION (if different from applicant)

Agent's Name NA

Address _____ City _____ State _____ Zip _____

Phone _____ Email _____

5. CERTIFICATION FOR LEGAL ENTITY PROPERTY OWNERS

Complete this section only if the property owner is **not** an individual but rather a legal entity such as a corporation, trust, LLC, partnership, diocese, etc. as specified in Step 2 above.

"I hereby submit that I am legally authorized to execute this application on behalf of the fee-simple owner of this property. I have read this application and it is submitted with my full knowledge and consent. I authorize city staff and representatives to have access to this property for inspection. The information contained in this application is accurate and correct to the best of my knowledge."

Name(s), title(s), signature(s), and date(s) of authorized representative(s) of the legal entity (attach additional page if necessary):

Name of Legal Entity Scott L. Reichle, Special Commissioner for Faith Ann Reynolds, Wendy Friesz

Signed by:

Name (printed) SCOTT L. REICHLER, special Commissioner, Its (title) _____

Signature [Handwritten Signature], special Commissioner Date _____

Name (printed) _____, Its (title) _____

Signature _____ Date _____

Name (printed) _____, Its (title) _____

Signature _____ Date _____

6. CERTIFICATION FOR INDIVIDUAL PROPERTY OWNERS

Complete this section only if the property owner is an individual or individuals.

"I hereby submit that I am the fee-simple owner of this property. I have read this application and it is submitted with my full knowledge and consent. I authorize city staff and representatives to have access to this property for inspection. The information contained in this application is accurate and correct to the best of my knowledge."

Name(s), signature(s), and date(s) of owner(s) (attach additional page if necessary):

Name (printed) Westley Dana Brenton

Signature _____ Date _____

Name (printed) _____

Signature _____ Date _____

OFFICE USE ONLY		
<input type="checkbox"/> Application Form	<input type="checkbox"/> Narrative Statement	<input type="checkbox"/> Proffer Statement
<input type="checkbox"/> Application Fee	<input type="checkbox"/> Survey Plat	<input type="checkbox"/> Additional materials (if required)

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Name(s), title(s), signature(s), and date(s) of authorized representative(s) of the legal entity (attach additional page if necessary):

Name of Legal Entity Scott L. Reichle , Special Commissioner for Faith Ann Reynolds, Wendy Friesz and Caroline Gibson

Signed by:

Name (printed) _____, Its (title) _____

Signature _____ Date _____

Name (printed) _____, Its (title) _____

Signature _____ Date _____

Name (printed) _____, Its (title) _____

Signature _____ Date _____

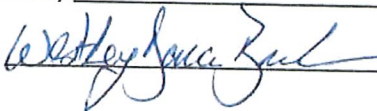
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Name (printed) Westley Dana Brenton

Signature  DocuSigned by:
Westley Dana Brenton
5BD4A746AF2A445... Date 6/23/2023

Name (printed) _____

Signature _____ Date _____

OFFICE USE ONLY		
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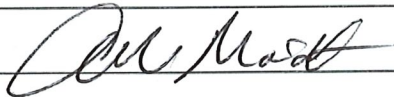
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Name(s), title(s), signature(s), and date(s) of authorized representative(s) of the legal entity (attach additional page if necessary):

Name of Legal Entity Hampton Redevelopment and Housing Authority

Signed by: Name (printed) Aaru Ma'at, Its (title) Executive Director

Signature  Date 7/2/2024

Name (printed) _____, Its (title) _____

Signature _____ Date _____

Name (printed) _____, Its (title) _____

Signature _____ Date _____

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Name(s), signature(s), and date(s) of owner(s) (attach additional page if necessary):

Name (printed) Dennie W. Taylor III

Signature  Date 6-13-2020

Name (printed) _____

Signature _____ Date _____

OFFICE USE ONLY		
<input type="checkbox"/> Application Form	<input type="checkbox"/> Narrative Statement	<input type="checkbox"/> Proffer Statement
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Attachment to Rezoning and Use Application

LRSN:

2000218, 2000219, 2000220, 2000221, 2000222, 2000223, 20000224, 200025, 2000226,
2000227

2. Property Owner Information

Westley Dana Brenton

Westley Dana Brenton
12915 Scotts Ridge Road
Montgomery, Texas 77356
wdb@consolidated.net
(832) 483-3935

Scott L. Reichle, Special Commissioner

For: Faith Ann Reynolds, Wendy G. Friesz, Caroline C. Gibson

Yoffy, Turbeville & Reichle, PC
4805 Courthouse Street
#201
Williamsburg, VA 23188
sreichle@ytrlegal.com
(757) 879-5442

Dennie W. Taylor, III

219 Bush Lane
Hampton, Virginia

Hampton Redevelopment and Housing Authority

Aaru Ma'at
Executive Director
Hampton Redevelopment and Housing Authority
1 Franklin Street, Suite 603
Hampton VA 23669
Email: amaat@hamptonrha.com
Cell Phone 757.879.3566

Rezoning Narrative

Need and Proposed use of the site for rezoning:

There is a need for quality housing in the Hampton market, as well as enhanced commercial activities in the city. We propose the rezoning of approximately 13 acres of primarily vacant land from R-11 to MD-4 and C-1. The transition to MD-4 will facilitate the development of approximately 114, 2-Story townhome style, fee-simple dwellings, addressing the city's growing housing demand and providing residents with accessible, quality living options.

Concurrently, the C-1 zoning will enable commercial usage, creating an opportunity for what we anticipate a wonderful use of fast casual or uses permitted in C-1 to include but not limited to commercial uses similar to a fast casual restaurant or retail space which will be facing West Queen Street and Michigan Avenue. The access for this commercial site will be from West Queen Street and Michigan Avenue, as shown on the exhibit of the site layout attached.

This mixed-use development represents Phase II of the gateway project we are developing with the Trilogy at Olde Hampton project. By integrating residential and commercial space, we aim to foster a vibrant community and expand homeownership opportunities, thus significantly contributing to the city's social and economic fabric.

Description of new structures to be constructed:

This development will include approximately 114 fee simple, 2-Story front-loaded townhomes. The townhomes' sizes will be around 28'x43' with the minimum lot size to be an estimated 28'x83'. The units will range in size from around 1,800 sf to 2,100 sf with one and two car garage options. These units will have 3 bedrooms and 2+ bathrooms in each dwelling. There will be a central wet BMP pond to handle the stormwater which will have a fountain for aesthetic appeal and will be maintained by the established HOA. The landscaping will be to code and will be detailed in the site plan that is developed once rezoning approval is granted. In addition, the community will have access to Recreational community amenities for the residential neighborhood will be able to share use of the dog park located in the dominion easement that will have use by Trilogy at Olde Hampton, Asbury Place and this development. The residential units will be of resilient sustainability design elements by being constructed to meet the 110 mile per hour wind load design requirements of the applicable building code. Acceptable fencing materials shall be PVC/Vinyl, wood composite, wood and/or decorative aluminum pickets. Other suitable fencing materials complementary to the building architecture may be approved by the Director of Community Development or their designee.

The unit's construction quality will be of the same quality as the Trilogy Phase I project. This may include the use of Primary and secondary building materials for the front, side, and rear elevations shall be of the following options: brick, premium fade resistant .046 or greater vinyl siding, ground face or polished concrete block, engineered wood, wood or composite lap siding, metal or composite panel systems, and/or glass. Trim materials shall be PVC, .046 or greater vinyl, and/or metal/aluminum. Roof materials shall be 30-year architectural asphalt composition shingles and/or standing seam metal construction.

Based on these units being primarily 3-bedroom units, the parking requires 228 spaces (2sp/unit), we have provided approximately 456 spaces that is calculated from 2-car garages and tandem spaces shown on the site layout provided. We have included 24 guest parking spaces of the 23 required and these are shown in the site layout included. This community will have shared use of the Dog park in Trilogy Phase I and an amenity.

The commercial outparcel which we anticipate to be a fast casual commercial coffee or similar use to serve the community. Since the tenant has not been identified as of the rezoning, we will not have an elevation at this time; however, the construction quality of the proposed use will be in line with other similar uses in the community. We estimated a 1,200sf building with a potential drive-thru and walk up service, based on this calculation we are required to have 16 spaces (1 space/75 sf) and we have 19 parking spaces, as shown in the provided in the proposed site layout attached. The construction quality will be of the same quality to the Trilogy Phase I project. This may include the use of Primary and secondary building materials for the front, side, and rear elevations shall be of the following options: brick, premium, fade resistant .046 or greater vinyl, ground face or polished concrete block, engineered wood, wood or composite lap siding, EIFS, metal or composite panel systems, and/or glass. Trim materials shall be PVC, .046 or greater vinyl, and/or metal/aluminum. Roof materials shall be 30-year architectural asphalt composition shingles and/or standing seam metal construction.

Anticipated Impact:

The impact will be positive for the community in providing much needed housing to the market while bringing some new commercial uses that will enhance the area. The surrounding property owners are in support of this plan, and we have shared our plans with the neighboring property owners. The access to the community will be off Michigan Drive and from West Queen Street for both the commercial and residential communities.

Anticipated Impact to city services and conforming with Hampton Community Plan

The impact will be typical of a new housing development, and it will bring new tax revenue to the city on both the home lots and the commercial retail parcel. The plan is in conformance with the Hampton Community Plan and the vision of community leaders.